

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Lynn

State: MA

PJ's Total HOME Allocation Received: \$13,646,587

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State:	19			
% of Funds Committed	95.42 %	93.30 %	6	91.92 %	81	79	
% of Funds Disbursed	93.40 %	86.81 %	1	82.65 %	93	93	
Leveraging Ratio for Rental Activities	0.71	7.59	19	4.67	13	14	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	92.65 %	1	81.09 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	87.26 %	72.25 %	3	68.72 %	87	82	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.71 %	82.22 %	10	79.93 %	57	53	
% of 0-30% AMI Renters to All Renters***	68.82 %	50.43 %	2	44.94 %	88	85	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.82 %	97.11 %	11	94.87 %	52	51	
Overall Ranking:			In State:	5 / 19	Nationally:	78 78	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$23,806	\$26,417		\$25,717	170 Units	17.90 %	
Homebuyer Unit	\$20,065	\$16,086		\$14,669	223 Units	23.50 %	
Homeowner-Rehab Unit	\$7,343	\$14,931		\$20,391	257 Units	27.10 %	
TBRA Unit	\$2,704	\$3,629		\$3,201	298 Units	31.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lynn MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$28,792	\$116,437	\$18,795
State:*	\$142,584	\$99,955	\$22,892
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.13

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	51.8	44.8	86.0	50.0	Single/Non-Elderly:	48.8	22.0	13.2	20.1
Black/African American:	16.7	17.9	8.2	10.4	Elderly:	8.9	0.4	58.4	21.5
Asian:	1.2	10.3	0.0	4.4	Related/Single Parent:	22.6	38.1	11.3	35.9
American Indian/Alaska Native:	0.0	0.0	0.0	0.7	Related/Two Parent:	8.9	31.4	14.0	11.4
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	10.7	8.1	3.1	11.1
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.6	0.0	0.0	0.3					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	1.0					
Asian/Pacific Islander:	0.0	3.1	1.6	2.3					
ETHNICITY:									
Hispanic	29.8	23.8	4.3	30.9					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	63.1	12.6	45.1	30.9	Section 8:	16.7	0.9 [#]		
2 Persons:	17.3	19.3	29.2	30.2	HOME TBRA:	1.2			
3 Persons:	14.9	23.8	10.1	21.8	Other:	66.7			
4 Persons:	3.6	26.0	8.6	10.7	No Assistance:	15.5			
5 Persons:	1.2	11.7	4.7	4.4					
6 Persons:	0.0	5.4	1.6	1.7					
7 Persons:	0.0	1.3	0.4	0.3					
8 or more Persons:	0.0	0.0	0.4	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			4	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lynn State: MA Group Rank: 78
(Percentile)
State Rank: 5 / 19 PJs Overall Rank: 78
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	87.26	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.71	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	98.82	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.13	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

